

[Click to view MFH-CB84636735](#)

Exceptional Villa On 3.6 Ha Plot, Latour Bas Elne

Latour-Bas-Elne , Pyrénées-Orientales , Occitanie



€1,158,000

inc. of agency fees

4 Beds

250 sqm

Exceptional property of 255m² located on a plot of more than 3.6 hectares in the town of Latour-Bas-Elne. Dating from the 70s, the villa was completely renovated in 2016 with high-end materials and offers...

At a Glance

Reference MFH-CB84636735

Bed 4

Near to Latour-Bas-Elne

Pool Yes

Price €1,158,000

Hab.Space 250 sqm

Land Tax N/A

Property Description

Exceptional property of 255m² located on a plot of more than 3.6 hectares in the town of Latour-Bas-Elne. Dating from the 70s, the villa was completely renovated in 2016 with high-end materials and offers quality services. In a green and peaceful environment it offers panoramic views of the surrounding agricultural fields, the Albères massif and Mont Canigou.

On the ground floor the house has an entrance, a large and bright living room of more than 80m² with large bay windows allowing you to fully enjoy the outdoors, a lounge area with a fireplace, a dining room and fully equipped open kitchen, laundry room. The sleeping area is made up of a very beautiful and complete master suite of 45m² with a large bedroom, a dressing room and a bathroom, two other bedrooms, a bathroom and a separate WC complete this level.

On the 1st floor the villa includes a second master suite (with dressing room and bathroom), a large room that can be used as an office or a second living room opening onto a 23m² terrace with splendid views.

The exteriors are divinely furnished and allow you to enjoy the Mediterranean climate in complete peace and quiet. The property has a swimming pool, a fully equipped summer kitchen, a pool house with shower and WC.

The property also has a large hangar that can accommodate several vehicles, a gym, a wine cellar as well as storage rooms.

The house has solar panels and an alarm.

Ideally located in the village of Latour-Bas-Elne, nestled between Elne and Saint Cyprien, 20 minutes from Perpignan, 10 minutes from the beaches of Saint Cyprien.

Summary

Property type:	Modern Villa
Bedrooms:	4
Price	€1,158,000

Key Information

Year Built:	1974
Internal Area:	250 sqm
Property Features:	
• Air-conditioning	
Swimming Pool?	Yes
Has Air Conditioning?	Yes

Location: Occitanie



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates